



**SAN MARCOS PLANNING & ZONING COMMISSION
ACTION AGENDA
November 22, 2011, REGULAR MEETING**

Agenda #		Action or Direction
1	Call to Order	6:00 p.m.
2	Roll Call	Travis Kelsey absent
3	Chairperson's Opening Remarks	
4	NOTE: The Planning and Zoning Commission may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion. The Planning and Zoning Commission may also publicly discuss any item listed on the agenda for Executive Session.	No Executive Session.
5	Citizen Comment Period	1. Buck Scheib 2. E. Scott Ross 3. Betsy Robertson 4. Becky Patterson 5. R.C. White 6. Michael Haley 7. Sam Huenegardt
6	CONSENT AGENDA 6-9 Consider the approval of the minutes from the Regular Meeting on November 8, 2011.	Approved on Consent
7	LUA-11-23 (1410 N. LBJ – Hillside Ranch Phase 2). Consider a request to postpone a request by ETR Development Consulting, on behalf of Jared Shenk and Dan Anderson, for a land use map amendment from Low Density Residential (LDR) to Medium Density Residential (MDR) for 10.925 acres located 1410 N. LBJ Drive.	Approved on Consent

8	ZC-11-37 (1410 N. LBJ- Hillside Ranch Phase 2). Consider a request to postpone a request by ETR Development Consulting, on behalf of Jared Shenk and Dan Anderson, for a zoning change from Single Family Residential (SF-6) to Multi-Family-12 (MF-12) for 10.925 acres located at 1410 N. LBJ Drive.	Approved on Consent
9	PDD-11-11 (1410 N. LBJ- Hillside Ranch Phase 2). Consider a request to postpone a request by ETR Development Consulting, on behalf of Jared Shenk and Dan Anderson, for a Planned Development District Overlay (PDD), with a base zoning of MF-12 for 10.925 acres located at 1410 N. LBJ Drive.	Approved on Consent
10	<p><u>Public Hearings 10-16</u></p> <p>LUA-11-20 (1620 Old Ranch Road 12). Hold a public hearing and consider a request by ETR Development Consulting, LLC, on behalf of RF Sowell Jr., for a land use map amendment from Low Density Residential (LDR) to Commercial (C) for approximately 2.119 acres located at 1620 Ranch Road 12.</p>	<p>Approved 5-2 with Bryan and Seebeck dissenting. Carter Morris recused himself.</p> <p>Public hearing for LUA-11-20 and ZC-11-31:</p> <ol style="list-style-type: none"> 1. Ed Theriot 2. Viola Sowel 3. Diane Wassenich 4. Brenda Smith 5. Susan Nichols 6. Camille Phillips 7. Sherry Bilson 8. Thomas Rhodes 9. H.C. Kyle
11	ZC-11-31 (1620 Old Ranch Road 12). Hold a public hearing and consider a request by ETR Development Consulting, LLC, on behalf of RF Sowell Jr., for a zoning change from Single Family Residential-6 (SF-6) to Neighborhood Commercial (NC) for approximately 2.119 acres located at 1620 Ranch Road 12.	Commissioners discussed the appropriateness of commercial at the location and the impact on adjacent residential lots.

12	LUA-11-25 (Blanco River Village- Living Court Units) – Hold a public hearing and discuss a request by the City of San Marcos for a Land Use Map Amendment from Low Density Residential (LDR) to Medium Density Residential (MDR) for the existing Living Court Units described as approximately 10.347 acres of land in Blocks E, F, H, and I of the amending plat of the Blanco River Village Subdivision and located east of Shadow Point along Rush Haven and north of Trestle Tree.	Public hearing for LUA-11-25 and PDD-11-13: 1. Rich Norton 2. Charles Laws 3. Jake Jacobson 4. Chet Niederhofer Discussion only Action on 12/13/11 Commissioners discussed the dedicated parkland and access to that parkland. Bishop asked that the public hearing be extended for these items to the 12/13/11 meeting.
13	PDD-11-13 (Blanco River Village PDD) – Hold a public hearing and discuss a request by the City of San Marcos for an amendment to the existing PDD and Concept Plan Overlay District for a 103.788 acre, more or less, tract of property located in the 1400 – 1900 blocks of State Highway 21 in the Blanco River Village Subdivision.	Same as above
14	LUA-11-24 (North Campus Housing) – Hold a public hearing and discuss a request by ETR Development, on behalf of Darren Casey Interests, Flow Wilks, Harriett Rainey, Christian and Diana Espiritu, Everette and Donna Swinney and Buck Schieb for a Land Use Amendment from Low Density Residential (LDR) to Mixed Use for approximately 13.51 acres located at Sessom Drive at Loquat Street.	10 minute recess was taken prior to the public hearing. Public hearing for LUA-11-24, ZC-11-38 and PDD-11-12: 1. Larry Mock 2. Kenneth Dees 3. Shannon Devine 4. Ted Uhlers 5. John Berger 6. Linda Hopson 7. Jim Garber 8. Francis Breihan 9. Nancy Moore 10. Harold Shelton 11. Michael Edwards 12. Sally Ploeger 13. Brian Dupre 14. Jan Rudnicki

		15. Jeff Lowe 16. Patrick Duran 17. Byron Mobley 18. Todd Durkas 19. Jill Keith 20. Don Eising 21. Harriet Rainey 22. Traffic Engineer with Kimley-Horn 23. Daren Casey 24. Chris Harness 25. Greg Gibson 26. Ted Barclay 27. Diane Wassenich 28. Jamie Bryan 29. Forrest Wilkerson 30. Patrick Rose 31. Vincent Debrock Discussion only. Action on 12/13/11 Commissioners discussed traffic impacts of the project, the proximity of the project to Texas State, and the sensitivity of the site in relation to Sessom Creek.
15	ZC-11-38 (North Campus Housing) – Hold a public hearing and discuss a request by ETR Development, on behalf of Darren Casey Interests, Flow Wilks, Harriett Rainey, Christian and Diana Espiritu, Everette and Donna Swinney and Buck Schieb for a Zoning Change from Single Family Residential- 6 (SF-6) to Mixed Use (MU) for approximately 13.51 acres located at Sessom Drive at Loquat Street.	
16	PDD-11-12 (North Campus Housing) – Hold a public hearing and discuss a request by ETR Development, on behalf of Darren Casey Interests, Flow Wilks, Harriett Rainey, Christian and Diana Espiritu, Everette and Donna Swinney and Buck Schieb for a PDD	

	overlay district, with a base zoning designation of Mixed Use (MU), for approximately 13.51 acres located at Sessom Drive at Loquat Street.	
17	Discussion Items.	Development Services Report: No report. Commissioners' Report: No report.
18	Question and Answer Session with Press and Public. <i>This is an opportunity for the Press and Public to ask questions related to items on this agenda.</i>	No questions asked.
19	Adjourn	Adjourned at 9:54 p.m.